

ATXI has been unsuccessful in obtaining an easement from Steven D. and Patricia A. Howard. The Howards jointly own one parcel, internally designated as A_ILRP_KS_CL_081_ROW located along the Kansas to Sugar Creek segment of the Project in Clark County, Illinois. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, the Howards or their counsel on 102 occasions, including 52 emails, 5 letters, 29 in-person meetings, 13 phone calls and 3 voice messages..

ATXI met with the Howards' attorney, Mr. Thomas S. Clary, on November 13, 2013 to present ATXI's initial offer. At this meeting, Mr. Clary requested a version of the easement documents that he could edit, stated that the compensation was insufficient, and that he intended to hire an arborist to assess the value of the timber within the easement area. On November 16, 2013, ATXI provided the word versions of the easement documents.

On January 29, 2014, Mr. Clary stated that the compensation offered was "wholly unacceptable" and emailed a counteroffer nine times ATXI's initial offer, and instead of a markup of ATXI's easement, he sent an easement that bears little resemblance to ATXI's standard form easement. ATXI responded that it could not increase its offer without comparable sales or an appraisal documenting the counteroffer. Mr. Clary did provide comparable sales, which ATXI's appraisers reviewed and explained were not comparable because one was a much larger parcel with a higher tillable percentage and the other was residential use located in a subdivision. Mr. Clary did provide one similar comparable, and on June 25, 2014, ATXI did increase its per acreage offer, however, not to the level of the counteroffer. In April of 2015, Mr. Clary stated that until ATXI came up with a higher offer there was no reason to meet. Mr. Clary reiterated this position in August of 2015, stating that he was awaiting ATXI increasing its offer, and until ATXI increased its offer there was no need to move forward with the "other issues".

Recently, ATXI did increase its offer and Mr. Clary stated that his client would accept the offered compensation subject to agreement on the easement. The land agent emailed Mr. Clary a confidential settlement agreement to address concerns Mr. Clary raised previously. Mr. Clary stated that his clients were reviewing the confidential settlement agreement and that he wanted to limit the legal description in the easement.

ATXI will continue to negotiate with the Howards and Mr. Clary regarding the easement. However, given the length of negotiations, a voluntary agreement in a time frame supportive of this line segment's in-service date is uncertain, and therefore ATXI requests eminent domain authority over this parcel.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 11/13/13 by Patty Ward ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Hank Munson & Houston Munson IV ☒

EXHIBIT "A"

A 2.318 ACRE TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF LOT 2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 12 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN, CLARK COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO STEVEN D. HOWARD AND PATRICIA A. HOWARD, HUSBAND AND WIFE, RECORDED IN BOOK 204, PAGE 334 OF THE DEED RECORDS OF CLARK COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTH 1/2, FROM WHICH A 10-INCH POST FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 BEARS NORTH 89 DEGREES 24 MINUTES 46 SECONDS EAST, A DISTANCE OF 1,331.55 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1008431.92, E:1200425.02;

THENCE SOUTH 89 DEGREES 24 MINUTES 46 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTH 1/2, A DISTANCE OF 83.81 FEET TO A POINT FOR CORNER;

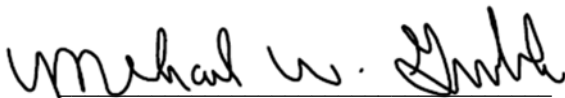
THENCE NORTH 00 DEGREES 03 MINUTES 14 SECONDS WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 391.08 FEET TO A POINT FOR CORNER;

THENCE NORTH 01 DEGREES 20 MINUTES 38 SECONDS WEST, A DISTANCE OF 932.47 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID SOUTH 1/2, FROM WHICH A 1/2-INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 BEARS NORTH 45 DEGREES 47 MINUTES 23 SECONDS WEST, A DISTANCE OF 1,872.93 FEET;

THENCE NORTH 89 DEGREES 19 MINUTES 53 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 75.01 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2;

THENCE SOUTH 01 DEGREES 20 MINUTES 38 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTH 1/2, A DISTANCE OF 1,323.67 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 100,993 SQUARE FEET OR 2.318 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 07/28/2015



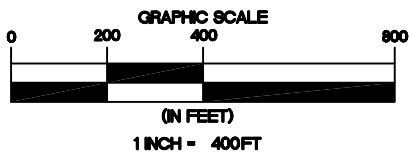


EXHIBIT "A"

ATXI Exhibit 2.3 Part HH
Page 5 of 6



JOHN P. SPUDVILLE AND
MELISSA J. SPUDVILLE,
HUSBAND AND WIFE
BOOK 268, PAGE 104
D.R.C.C.I.
A_ILRP_KS_CL_078

JAMES E. BOUCHER AND
KIMI E. CLARK
BOOK 263, PAGE 395
D.R.C.C.I.
A_ILRP_KS_CL_080

N45°47'23"W 1872.93'
P.O.R.-1/2" IRON PIPE FOUND
NW COR SW 1/4 SEC 31

STEVEN D. HOWARD AND
PATRICIA A. HOWARD,
HUSBAND AND WIFE
BOOK 204, PAGE 334
D.R.C.C.I.
A_ILRP_KS_CL_081

SECTION 31
TOWNSHIP 12N
RANGE 10W

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°24'46"W	83.81'
L2	N00°03'14"W	391.08'
L3	N01°20'38"W	932.47'
L4	N89°19'53"E	75.01'
L5	S01°20'38"E	1323.67'

PROPOSED VARIABLE
WIDTH EASEMENT
2.318 ACRES
(100,993 S.F.)

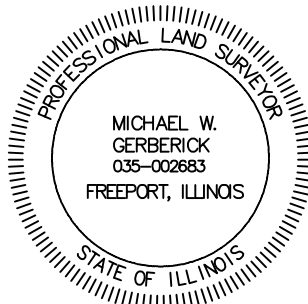
P.O.B.
GRID COORDINATES
N:1008431.92
E:1200425.02

TRACT A
MICHAEL R. FARRIS, TRUSTEE OF
THE MICHAEL R. FARRIS REVOCABLE TRUST
AND
JULIE KATHLEEN FARRIS, TRUSTEE OF
THE JULIE KATHLEEN FARRIS
REVOCABLE TRUST
BOOK 264, PAGE 100
D.R.C.C.I.
A_ILRP_KS_CL_082

N89°24'46"E 1331.55'
P.O.R.-10" POST FOUND
SE COR SW 1/4 SEC 31

LEGEND

D.R.C.C.I. DEED RECORDS
CLARK COUNTY, ILLINOIS
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
△ CALCULATED POINT
--- SECTION LINE
--- SUBJECT PROPERTY LINE
--- PROPERTY LINE
--- PROPOSED EASEMENT CENTERLINE
--- PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

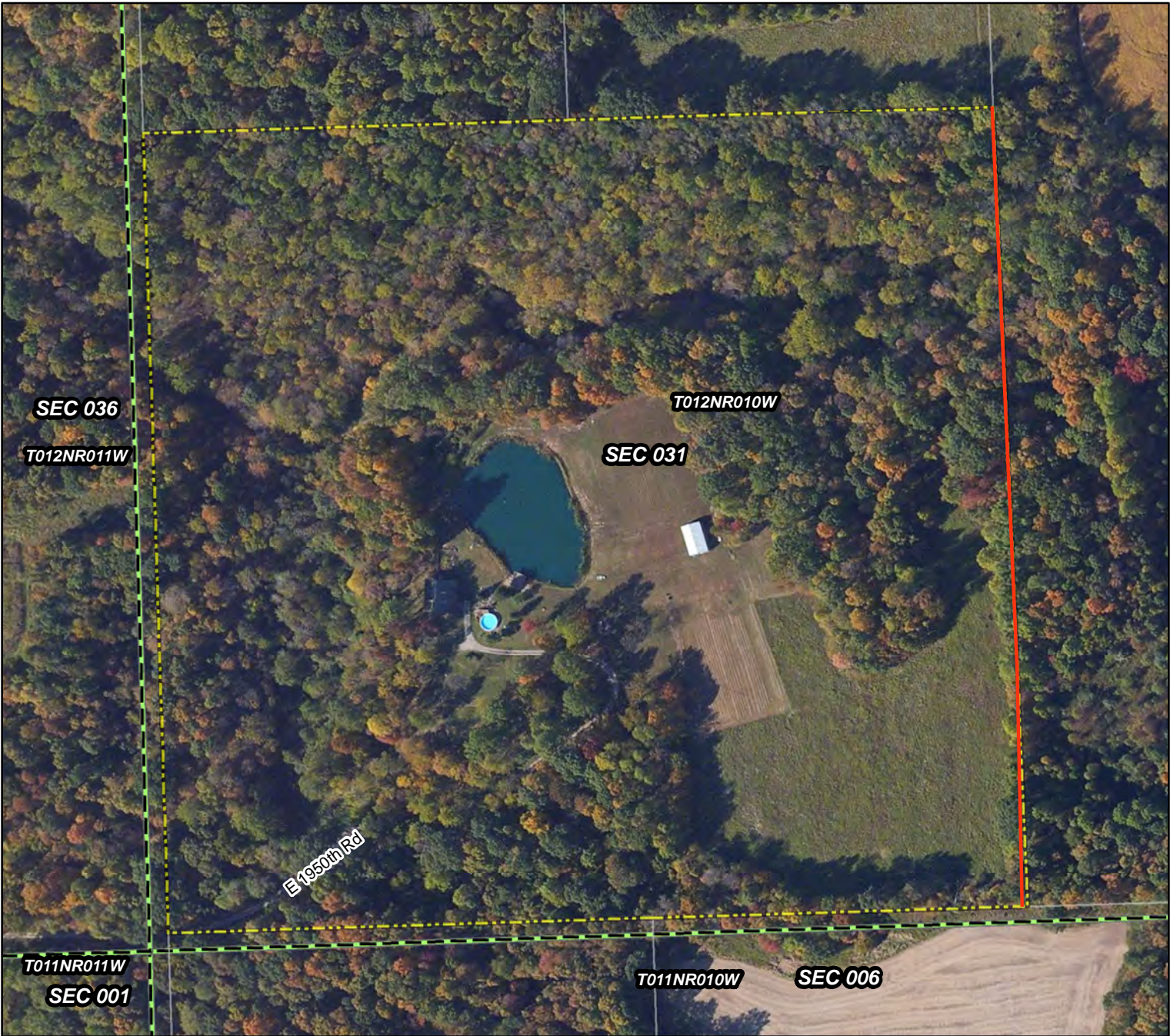
SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 07/28/2015
SCALE: 1"=400'
TRACT ID: A_ILRP_KS_CL_081
DRAWN BY: JDM



150' TRANSMISSION
LINE EASEMENT
SUGAR CREEK TO KANSAS
SECTION 31, TOWNSHIP 12 NORTH, RANGE 10 WEST
OF THE 2ND PRINCIPAL MERIDIAN
CLARK COUNTY, ILLINOIS

Tax Id: 13-05-31-00-300-002



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Steven D. Howard

Tract No.:A_ILRP_KS_CL_081

Date: 11/17/2015